

# INTERSTATE 15 & LAMB BLVD. INTERCHANGE

FOR SALE  
±61.06 ACRES

LAMB INTERCHANGE



UPPR

NORTH GATE DIST.  
76,520 SF

ALSO  
AVAILABLE

INTERSTATE 15 &  
LAMB BLVD. INTERCHANGE  
NORTH LAS VEGAS, NEVADA

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Colliers  
INTERNATIONAL



# ±61.06 Acres

## ABOUT THE SITE

The property is located on Interstate 15 and the Lamb Blvd. Interchange with immediate to the site. Total acreage could increase up to ±80 acres as the property owner also owns two adjacent parcels. The subject parcel has over 1,900 linear feet of frontage on Interstate 15 providing great exposure and visibility.

## ZONING AND USE

The property is zoned PUD which will allow various uses, including industrial, commercial and residential. This site is included in the Clark County Gaming Overlay allowing for hotel & casino development.

Directly across the street is the Northgate Distribution Center which recently broke ground on a 785,520 square foot development. Deliver will be in Fall 2016 with buildings available from 248,000 sf to 785,520 sf.

## LOCATION AND TRANSPORTATION

- US-95 and I-15 interchange is ±7 miles from subject property
- McCarran Airport is ±15 miles from subject property
- Resort Corridor (Sahara and LV Blvd) is ±11 miles from property

### PROXIMITY TO DISTRIBUTION HUBS

- |                               |  |
|-------------------------------|--|
| • FedEx Freight - 1 Miles     | • UPS Freight Service Center - 2 Miles |
| • FedEx Ship Center - 6 Miles | • UPS Customer Center - 8 Miles        |
| • FedEx Air Cargo - 17 Miles  | • UPS Air Cargo - 21 Miles             |
| • FedEx Ground - 30 Miles     | • US Post Office - 6 Miles             |



MICHAEL STUART

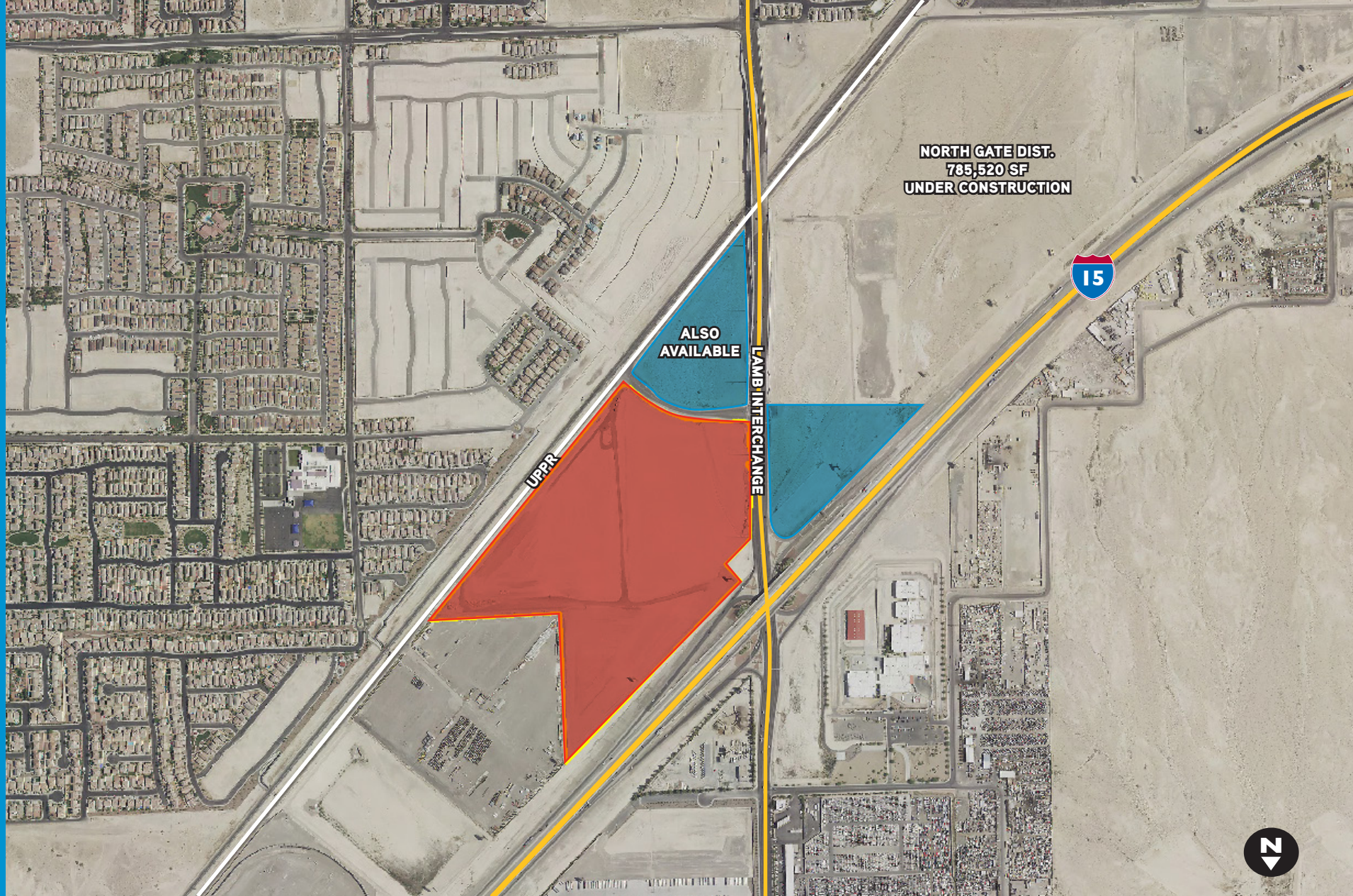
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AERIAL OBLIQUE

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